

OVERVIEW OF THE RENTAL ORDINANCE PROPOSAL
August 31, 2012

	<u>Current Rental Ordinance</u>	<u>Proposed Rental Ordinance</u>
Inspection Trigger	Rental Unit Turnover	3 Year Cycle
Who conducts inspections	ISD Housing Inspectors, ISD authorized private Inspectors, Section 8 Inspectors.	ISD Housing Inspectors, ISD Authorized Private Inspectors, Section 8 Inspectors. Other Government Agency inspections deemed to be substantially equivalent.
Automatic Exemptions	Owner-occupied 1-6 unit dwellings, Federal, State or City owned property.	Owner-occupied 1-3 unit dwellings, Federal, State, or City owned property.
Optional Exemptions	Landlords in good standing and with acceptable management plans may be granted a "5-year exemption" from having all units inspected.	Landlords in good standing and with acceptable management plans may be granted a "3-year exemption" from having all units inspected.
Annual Rental Unit & Owner Registration	No	Yes. All rental units must be registered annually for \$15 unit.
New Owner Plan	No	Yes. New owners are allowed to submit acceptable plans to bring rental units into compliance.
Strengthens Student Zoning Limits & Posting requirements	No	Yes. Owners who violate student occupancy limits and posting requirements are subject to fines.
Require In-State Agents	No	Yes. Owners who reside out of state must designate & post their local agents contact information.
Chronic Offender Registry	No	Yes. Establishes a system that tracks repeat offenders, imposes fines for non-compliance, and lists them on a website
Increases awareness about Housing Discrimination	N/A	Yes. The annual registration, outreach & education will continuously educate owners that housing discrimination is not tolerated in this city.
Inspections fees	\$50 or \$75 for ISD inspections	\$50 or \$75 for ISD inspections
Annual Registration Fee	N/A	\$15 per unit.
Private inspector filing fee	\$25 per filing fee	\$15 per filing.

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Chronic Offender Point System/Registry

• #Rental Units	• 12 Month Point threshold	• 16 Month Point threshold
• 1-50 units	• 6	• 10
• 51-500	• 10	• 16
• 501 or more	• 14	• 24